

GOAL: The goals of the Board of County Commissioners (the "Board") relative to housing are: the maintenance of a healthy economy and ad valorem tax base; to ensure that adequate land is available to accommodate continuing residential growth; to eliminate discrimination in housing; to protect viable residential areas and neighborhoods from unwarranted nuisances; to protect and preserve residential property values; to ensure that all residential structures are built to minimum standards; to provide for the location of affordable housing; to provide relocation housing, where applicable; to preserve historically significant housing; to provide for the location of group homes, foster care facilities and other similar facilities; to participate in federal, state, or regional programs that create and promote affordable housing for very low, low, and moderate income households, and; to further and promote the policies and laws of the State relative to safe, sanitary, and affordable housing.

Vision: We will have a safe, healthy and family oriented community with self-sufficient, involved people and appropriate infrastructure to enhance its beauty, natural resources and environment.

GENERAL STRATEGY

The general strategy relative to the availability of safe, sanitary, and affordable housing is to create an environment where private sector sales, financing, and construction industries can accommodate the housing needs of existing and future populations. In order to implement this strategy, the County will:

- Recognize the differing needs of seasonal and year-round populations;
- Make adequate land available to accommodate housing needs;
- Provide incentives to develop affordable housing;
- Preserve viable residential areas, and;
- Participate in affordable housing programs, where practicable.

Objective 8.1: Maintain the County's economy by ensuring a viable ad valorem tax base based on continued residential growth and development.

Public Purpose: Ensure that adequate funds are available to provide government services (s.125.01, F.S.).

Performance Measure: Continuing increase in the residential component of the ad valorem tax base.

Policy 8.1.1: The Board shall use this Plan as the basis for promoting continued residential development consistent with sound planning principles and reasonable land use regulations.

Objective 8.2: Assist the private sector toward sustaining the viability of the residential real estate construction and sales industries as a vital component of the County's economic base.

Public Purpose: Promote public-private partnerships as an essential means of bringing together resources to provide housing (s.420.6015, F.S.).

Performance Measure: The extent to which public-private partnerships are used to provide housing rather than direct housing subsidy programs.

Policy 8.2.1: The Board recognizes that the private sector will provide most, if not all, of the housing in the unincorporated area. In this regard, the Board will work with the private sector to eliminate unnecessary or duplicative regulations, provide incentives for quality developments and affordable housing, and maintain partnerships with local lending institutions, not-for-profit organizations, other government agencies, and local municipalities.

Policy 8.2.2: It is the intent of the Board to encourage and promote quality residential development. To this end, the "Bay County Quality Development" program as established in the Future Land Use Element will be used to recognize and reward quality residential development projects.

Performance Measure: Number of projects designated as "Bay County Quality Development."

Objective 8.3: Designate at least 20,000 acres of land as Residential so as to provide an adequate amount of residential area on the Future Land Use Map so as to accommodate the housing needs of current and anticipated households, including households with special needs.

Public Purpose: Ensure the availability of an adequate supply of buildable land for residential construction purposes [s.163.3177(6)(f), 187.201(5), 420.0003, F.S.].

Performance Measure: The amount of land designated and maintained for residential use on the FLUM, including areas for affordable housing and households with special needs.

Policy 8.3.1: The Board shall designate and depict on the Future Land Use Map an adequate amount of residential area to accommodate current and anticipated residential needs. Designation of residential areas will be based on criteria specified in the Future Land Use Element.

Policy 8.3.2: Residences for households with special needs shall be allowed in all residential land use districts when the type of residential structure complies with the allowable uses for that district (e.g. single-family homes in single-family districts, multi-family buildings in multi-family districts, etc).

Objective 8.4: Provide the opportunity for each person to obtain the housing of such person's choice without regard to race, color, ancestry, national origin, religion, gender, marital status, familial status, handicap or age and to prohibit discrimination in housing by any person.

Public Purpose: To encourage housing opportunities for all Bay County citizens [s.187.201 (5), F.S.].

Performance Measure: Number of complaints regarding housing discrimination.

Policy 8.4.1: The Board shall enforce the provisions of its "Fair Housing Ordinance" (Sections 12-26 to 12-36, Bay County Code) to prohibit discrimination in housing.

Objective 8.5: Preserve and protect the character, compatibility, and aesthetics of residential areas and neighborhoods through the enforcement of land use regulations.

Public Purpose: Ensure homeowners' rights to quiet use and enjoyment of their residential property and maintain a viable ad valorem tax base.

Performance Measure: Revision of the Land Development Regulations to include the specified criteria.

Policy 8.5.1: Specific criteria are included in the Land Development Regulations for the preservation and protection of residential areas. These criteria include, but are not limited to:

- (1) Maintaining compatibility between types of residential buildings;
- (2) Ensuring that residential areas will be used primarily for residential purposes;
- (3) Avoiding overcrowding of residential units;
- (4) Avoiding accumulations of junk and debris;
- (5) Avoiding nuisances such as excessive noise, dirt, glare, odors, noxious fumes and telecommunications interference, and;
- (6) Avoiding the raising or keeping of farm animals.

Policy 8.5.2: The Board encourages and supports the use of private deed restrictions or restrictive covenants as a means of preserving the integrity of

residential areas when such restrictions do not conflict with this Plan or the Land Development Regulations.

Performance Measure: The extent to which restrictive covenants or deed restrictions are used.

Objective 8.6: Eliminate unsafe, unhealthy or substandard housing in a manner consistent with private property rights and applicable law.

Public Purpose: Promote the public health, welfare and safety by eliminating substandard housing consistent with applicable codes [163.3177(6)(f), 553.72, F.S.].

Performance Measure: Number of substandard structures demolished or rehabilitated.

Policy 8.6.1: The County will use "Housing Quality Standards" published by the U.S. Department of Housing and Urban Development (HUD) to identify and verify unsafe and/or substandard housing. Any structures determined to be unsafe shall be declared illegal and shall be abated by repair or rehabilitation in accordance with the Standard Unsafe Building Abatement Code.

Objective 8.7: Provide for the location of affordable housing, including manufactured housing, in residential land use districts while avoiding undue concentrations of affordable housing in any particular geographic area.

Public Purpose: Provide an adequate supply of decent, safe and sanitary affordable housing [s.163.3177(6)9f), 420.6015, F.S.].

Performance Measure: Change the Land Use Code so as to specifically allow affordable housing in residential land use districts, provide for the placement of mobile/manufactured homes, and prohibit the use of R/V's for residential purposes.

Policy 8.7.1: Affordable housing (as the term "affordable" is defined by s. 420.9071, F.S) shall be allowed in all residential land use districts when the type of residential structure complies with the allowable uses for that district. These areas will be designated in such a way as to avoid undue concentrations of affordable housing in any one geographic area.

Policy 8.7.2: The Board recognizes that mobile homes and/or manufactured houses are commonly used to provide affordable housing. The Board will provide for the placement of these structures by designating certain land use districts in the Land Development Regulations in which mobile homes, manufactured homes, mobile home parks and mobile home subdivisions will be allowed. These areas will be designated in such a way as to avoid undue concentrations in any one particular geographic area.

Performance Measure: Designation of areas in which mobile homes or manufactured housing can be located.

Policy 8.7.3: Recreational vehicles as defined at s.320.01(1)(6), F.S. are not designed as residences for any type of residential use. The permanent parking of a recreational vehicle intended for intermittent or permanent residential use will be prohibited in the Land Development Regulations. The parking of recreational vehicles in mobile home parks or recreational vehicle parks may be allowed as specified in the Land Development Regulations.

Performance Measure: Include provisions in the Land Development Regulations to prohibit permanent use of RV's for residential purposes.

Objective 8.8: Provide for the location of group homes, foster care facilities, or other facilities for those with special needs in residential land use districts.

Public Purpose: Ensure that community residential homes (CRH) are sited and located consistent with general law [s.163.3177(6)(f), 419, F.S.].

Performance Measure: Number of CRH located in residential areas.

Policy 8.8.1: The siting and location of community residential homes (group homes, foster care homes) shall be governed by Chapter 419, Florida Statutes; except that such homes with 7 or more residents shall not be sited or located in an area designated exclusively for single-family residences.

Objective 8.9: Protect residential property values and ensure that each homeowner has the opportunity for quiet use and enjoyment of their residence.

Public Purpose: Provide homeowners with reasonable expectations concerning the compatibility of adjacent properties so as to preserve property values [s.163.3177(6)(2), 187.201(16), F.S.].

Performance Measure: The maintenance of zoning districts with attendant regulations for each district within the Land Development Regulations.

Policy 8.9.1: The Board shall establish land use districts in this Plan and may further define areas by zoning districts in the Land Development Regulations so as to promote compatibility between residential uses and reduce the potential for public nuisances.

Objective 8.10: Ensure that all residential structures are located and constructed to standards that will promote public safety and standardized building practices.

Public Purpose: To provide standards flexible enough to cover all phases of construction and which will allow reasonable protection for public health, safety, and

general welfare for the citizens of Bay County at the most reasonable cost to the consumer (s.553.72, F.S.).

Performance Measure: Compliance with construction and building codes.

Policy 8.10.1: All residential structures or buildings shall be built in compliance with building codes specified in Chapter 553, F.S.

Objective 8.11: Provide relocation housing to those persons that are forced to relocate their residence due to a County project.

Public Purpose: Assist in the relocation of households displaced by local, state, or federal projects (s.421.55, F.S.).

Performance Measure: Number of persons or households displaced and relocated.

Policy 8.11.1: In the event the Board undertakes a project that would displace persons from their residences, a relocation program will be instituted to find replacement housing, as may be governed by applicable law.

Objective 8.12: Use the "Housing Assistance Plan" (HAP) as the basis for providing affordable housing opportunities to very low, low, and moderate income households at a rate of at least 50 affordable housing units per year.

Public Purpose: Prepare and update HAP consistent with State law (s.420.9075, F.S.).

Performance Measure: Implementation of strategies identified in the HAP.

Policy 8.12.1: The Board will use its "Housing Assistance Plan" (HAP), as required by law, to form the basis of housing strategies for the expenditure of County SHIP funds. The HAP is incorporated herein by reference.

Objective 8.13: Participate in applicable federal, state or regional housing assistance programs including but not limited to SHIP, HOME, SAIL or other such programs as considered appropriate by the Board.

Public Purpose: To effectively combine public and private resources so as to maximize the availability of affordable housing (s.420.9072, F.S.).

Performance Measure: Participation in available housing assistance programs.

Policy 8.13.1: The County will participate in federal, state, and regional housing assistance programs as considered necessary to provide opportunities for affordable housing.

Objective 8.14: Continue joint public/private efforts for affordable housing through partnerships with lending institutions, not-for-profit organizations, and the cities.

Public Purpose: Provide active partnerships between government, lenders, developers, and community groups to produce affordable housing and provide related services (s.420.0003, 420.9072, F.S.).

Performance Measure: Maintenance of existing housing partnerships.

Policy 8.14.1: The County will participate in public/private partnerships such as the Bay County Banking consortium to promote availability of funds for affordable housing.

Objective 8.15: Use the County's "Housing Implementation Plan" (HIP) as the basis for providing incentives for affordable housing.

Public Purpose: Prepare and maintain HIP consistent with State law (s. 420.9076, F.S.).

Performance Measure: Include incentives for affordable housing in the Land Development Regulations.

Policy 8.15.1: The Board will provide incentives to developers including streamlined permitting, density bonuses, reduced fees, and other such measures identified in the County's "Housing Implementation Plan" (HIP). The HIP is incorporated herein by reference.

Objective 8.16: Provide additional incentives for the development of affordable housing.

Policy 8.16.1: The Board shall consider the donation of surplus properties for affordable housing sites.

Policy 8.16.2: The Board shall consider the abatement of impact fees as an incentive for the development of affordable housing.

Policy 8.16.3: The Land Development Regulations shall provide for the use of the Planned Unit Development process to provide incentives for the development of affordable housing.